

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE - E/S Wanner Road, * DEPUTY ZONING COMMISSIONER
 100' NE of the c/l of Pleasant Hill Road * OF BALTIMORE COUNTY
 (103 & 107 Pleasant Hill Road) * Case No. 95-110-SPHA
 4th Election District *
 3rd Councilmanic District *
 Frederick J. Burgesen, et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for the properties known as 103 and 107 Pleasant Hill Road, located in the vicinity of Reisterstown in northwestern Baltimore County. The Petitions were filed by the owners of the property, Frederick J. and Michelle Y. Burgesen. The Petitioners request a special hearing to amend the previously approved site plan in Case No. 94-112-A to permit the relocation of an existing shed and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 301.1A to permit a side yard setback of 6.8 feet in lieu of the minimum required 11.25 feet for an open projection (deck) and from Section 102.4 to permit access to the lots by way of a 16-foot easement in lieu of the required 30-foot public right-of-way. The subject property and relief sought are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petitions were Frederick Burgesen, property owner, Roy Snyder, Registered Property Line Surveyor, and Michael Paul Smith, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the properties in question were originally part of a larger tract of land consisting of

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Date

By

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1.26312 acres, more or less, zoned D.R. 16. Pursuant to a minor subdivision approval in January 1993, the property was subdivided into three lots as follows: Lot 1 contains 0.20487 acres, Lot 2, 0.37297 acres, and Lot 3, 0.68528 acres. In prior Case No. 94-112-A, testimony revealed that the three lots were developed without benefit of a building permit and the Petitioners were advised to file for variance relief to legitimize the improvements thereon. Subsequent to the hearing in that matter, the relief requested was granted.

The Petitioners now come before me seeking an amendment to the previously approved variance request to permit the relocation of one of the sheds on Lot 2, or 103 Pleasant Hill Road, which is presently located within the panhandle driveway access to Lot 3. The Petitioners propose to relocate that shed to the rear of the dwelling on Lot 2, apparently to avoid any future problems which could result from its encroachment into the panhandle driveway. The other variance is for an open deck projection on Lot 1, or 107 Pleasant Hill Road. This variance is necessary due to the layout and location of the existing house on Lot 1. Further testimony revealed that a variance is also required from Section 102.4 of the B.C.Z.R. to permit access to Lots 1, 2 and 3 by way of a 16-foot easement in lieu of the required 30-foot public right-of-way. Testimony indicated that this variance is necessary because access to these lots is via Wanner Road, which is only 16-feet wide in some areas, and a 30-foot public right-of-way is required by Baltimore County.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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Date

By

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing and variances should be granted. It has been established that special circumstances or conditions exist that are peculiar to the land and structures which are the subject of these requests and that strict compliance with the zoning regulations will result in undue hardship and practical difficulty for the Petitioners. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance relief sought should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of November, 1994, that the Petition for Special Hearing to amend the previously approved site plan in Case No. 94-112-A to permit the relocation of an existing shed, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

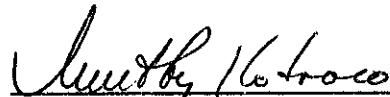
ORDER RECEIVED FOR FILING

Date

By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 301.1A to permit a side yard setback of 6.8 feet in lieu of the minimum required 11.25 feet for an open projection (deck) on Lot 2, and from Section 102.4 to permit access to the lots by way of a 16-foot easement in lieu of the required 30-foot public right-of-way, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relocation of the shed on Lot 2 shall be accomplished within thirty (30) days of the date of this Order.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 11/17/04

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 17, 1994

Mr. & Mrs. Frederick J. Burgesen
2222 Caves Road
Owings Mills, Maryland 21117

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Wanner Road, 100' NE of the c/l of Pleasant Hill Road
(103 & 107 Pleasant Hill Road)
4th Election District -3rd Councilmanic District
Frederick J. Burgesen, et ux - Petitioners
Case No. 95-110-SPHA

Dear Mr. & Mrs. Burgesen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

MICROFILMED



Petition for Special Hearing

95-110-SPHA
to the Zoning Commissioner of Baltimore County

for the property located at *103 PLEASANT HILL RD. EAST
which is presently zoned DR16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN AMENDMENT TO HEARING

CASE # 94-112A TO ALLOW RELOCATION OF A SHED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

FREDERICK J. BURGESS
(Type or Print Name)

Signature

MICHELLE Y. BURGESS
(Type or Print Name)

Signature

2222 CAVES RD. 252-3277
Address Phone No

DWINGS HILLS MD. 2117
City State Zipcode
Name, Address and phone number of representative to be contacted.

SAME
Name

Address

Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____
REVIEWED BY: gf DATE 9/23/94

112

ORDER RECEIVED FOR FILING

Date

By



MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at *107 PLEASANT HILL RD. EAST
which is presently zoned D21C

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BEZR 301.1.A

TO ALLOW A SIDE YARD SETBACK OF 6.8 FEET (FOR AN OPEN PROJECTION DECK) IN LIEU OF THE REQUIRED 11.25 FEET
102.4 to allow access to the lots by way of a 16 ft. easement in lieu of the required 30 ft. public right of way.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

FREDERICK J. BURGESS
(Type or Print Name)

Signature

MICHELLE Y. BURGESS
(Type or Print Name)

Signature

2222 CAVES ROAD 252-3277
Address Phone No.

OWINGS MILLS MD 21117
City State Zipcode
Name, Address and phone number of representative to be contacted.

SAUL
Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JP DATE 9/23/94

#112

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Date

BY

Printed with Soybean Ink
on Recycled Paper



A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

95-110-SQHA

(410) 239-7744

(410) 374-9695

Description to Accompany Zoning Petition

The Burgesen Property

#101 through #107 East Pleasant Hill Road

September 22, 1994

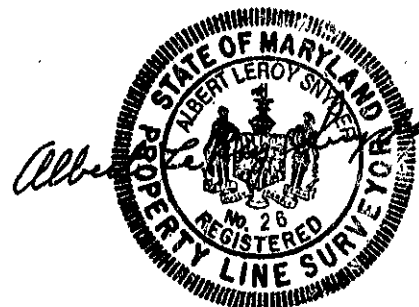
Beginning for the same on the northeast side of
Wanner Road, also known Walk Avenue, a private
road 50 feet wide, 100 feet northwest of the
centerline of the end of Pleasant Hill Road, East
and running,

- 1.) N 45° 30' 24" E 550.00 feet,
- 2.) N 43° 49' 15" W 100.04 feet,
- 3.) S 45° 30' 24" W 550.00 feet,
- 4.) S 43° 49' 15" E 100.04 feet, to the place of
beginning.

Containing 1.26312 Acres of land, more or less.

Being the same land which was conveyed by William A. Hickey and Helen K. Hickey,
his wife, to Frederick J. Burgesen and Michelle Y. Burgesen, his wife, and re-
corded among the Land Records of Baltimore County, Maryland in Liber S.M. 8719
folio 786 etc., in the Fourth Election District and the Third Councilmanic
District.

112



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-110-SPHA

District: 4th Date of Posting: 12/7/99
Posted for: Special Hearing to Varyances
Petitioner: Frederick & Michelle Burgeson
Location of property: 103 & 107 Pleasant Hill Rd East
Location of Signs: Facing road way, on property being zoned
Remarks: _____
Posted by: W. J. Farley Date of return: 12/19/99
Signature
Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-110-SPHA
(Item 112)
103 & #107 Pleasant Hill
Road East
NE/S Warner Road, 100'
NW of centerline Pleasant
Hill Road East
Legal Owner:

Frederick J. Burgesen &
Michelle C. Burgesen
4th Election District
3rd Councilmanic District
Hearing: Tuesday,
October 25, 1994 at 8:00
a.m. in Rm. 106, County Of-
fice Building.

Special Hearing to approve an
amendment to hearing case
#94-112-A to allow relocation
of a shed. Variance to allow a
side yard setback of 6.8 feet
(for an open projection deck) in
lieu of the required 11.25 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
10/047 Oct. 6.

TOWSON, MD., Oct. 6, 1994

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Oct. 6, 1994

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

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Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-110-SPTA

Account: R-001-6150

Number 112

Date 9/23/94

Burgasen Property -- 103 & 107 Pleasant Hill Rd. East Taken by: JRF

010 Variance - \$50.00

030 Special Hearing \$50.00

080 (2) Signs - - - - \$70.00

\$170.00

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03A03#0065#CHRC

BA C002:51#M09-23--94

\$170.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 112

Petitioner: FREDERICK J. BURGESS & MICHELLE Y. BURGESS

Location: 101 thru 107 PLEASANT HILL ROAD EAST

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FREDERICK J. BURGESS

ADDRESS: 2222 CAVED ROAD

OWINGS MILLS MARYLAND 21117

PHONE NUMBER: (410) 252-3277

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 30, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-110-SPHA (Item 112)
103 & #107 Pleasant Hill Road East
NE/S Wanner Road, 100' NW of centerline Pleasant Hill Road East
Legal Owner: Frederick J. Burgesen & Michelle C. Burgesen
4th Election District - 3rd Councilmanic District
HEARING: TUESDAY, OCTOBER 25, 1994 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an amendment to hearing case #94-112-A to allow relocation of a shed.
Variance to allow a side yard setback of 6.8 feet (for an open projection deck) in lieu of the required 11.25 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Frederick Burgesen, et ux

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



MICRON 11/1/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 17 1994

Alvin I. Frederick
729 E. Pratt Street
Baltimore, Maryland 21220

Re: Item, # 112, Case # 95-110

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 16, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

9-30-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County

Item No.: 4 112 (JRF)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202


MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 4, 1994

FROM: Pat Keller, Director 
Office of Planning and Zoning

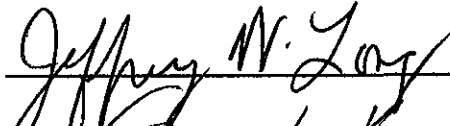
SUBJECT: Petitions from Zoning Advisory Committee

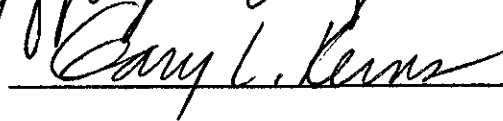
The Office of Planning and Zoning has no comments on the following petition(s):

Item No. 112.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

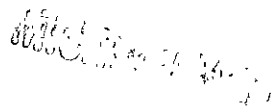
Prepared by:



Division Chief: 

PK/JL:lw

OCT. 6 1994



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 10/6/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/3/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 105

107

108

111

112

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/10/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 10/11/94.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 105, 107, 109, 111
AND 112.

RECEIVED
OCT 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

MICROFILMED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
103 & 107 Pleasant Hill Road East, * ZONING COMMISSIONER
NE/S Wanner Road, 100' NW of c/l *
Pleasant Hill Road East, 4th Elec. * OF BALTIMORE COUNTY
District, 3rd Councilmanic District *
 * CASE NO. 95-110-SPHA
Frederick & Michelle Burgesen *
Petitioners *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Frederick and Michelle Burgesen, 2222 Caves Road, Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MICHAEL PAUL SMITH, ESQ

143 MAID ST. REIS., MD 21136

FRED BURGESON

2229 CROUSE RD. QUINCY, ILLUS MD

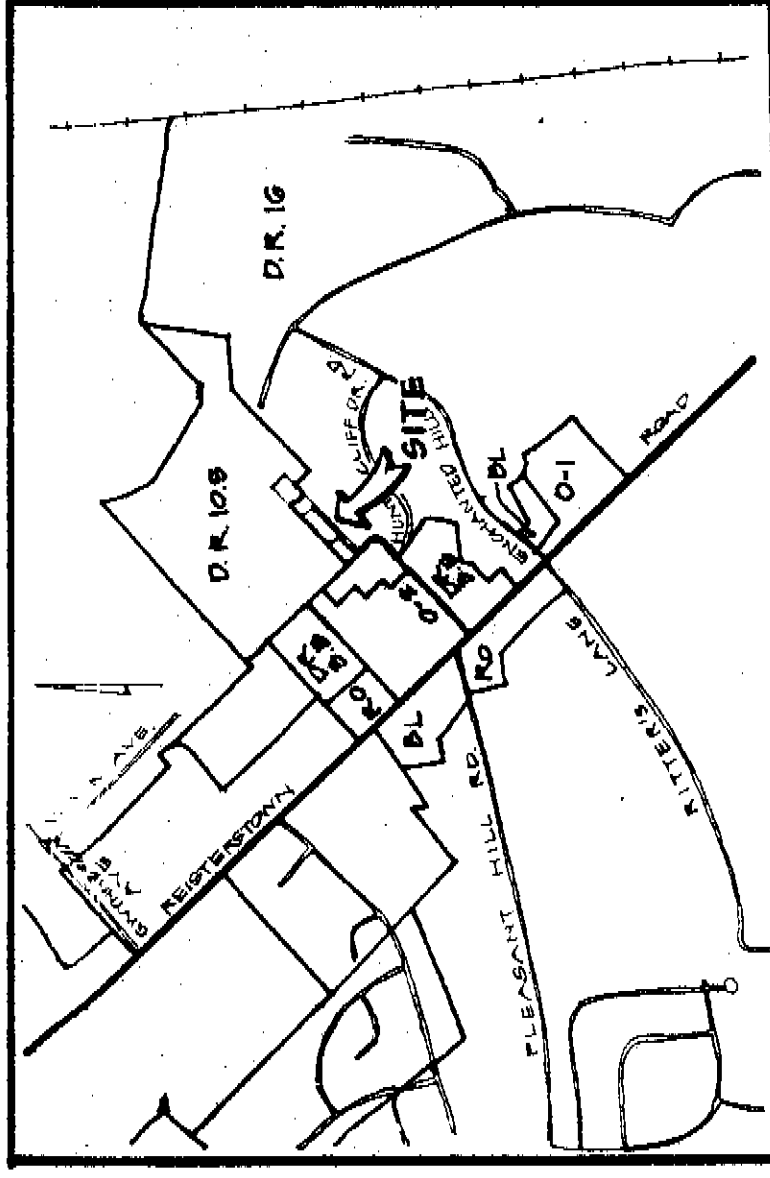
ROY SNEYDER

1911 HANOVER PIKE HANOVER, MD 21074

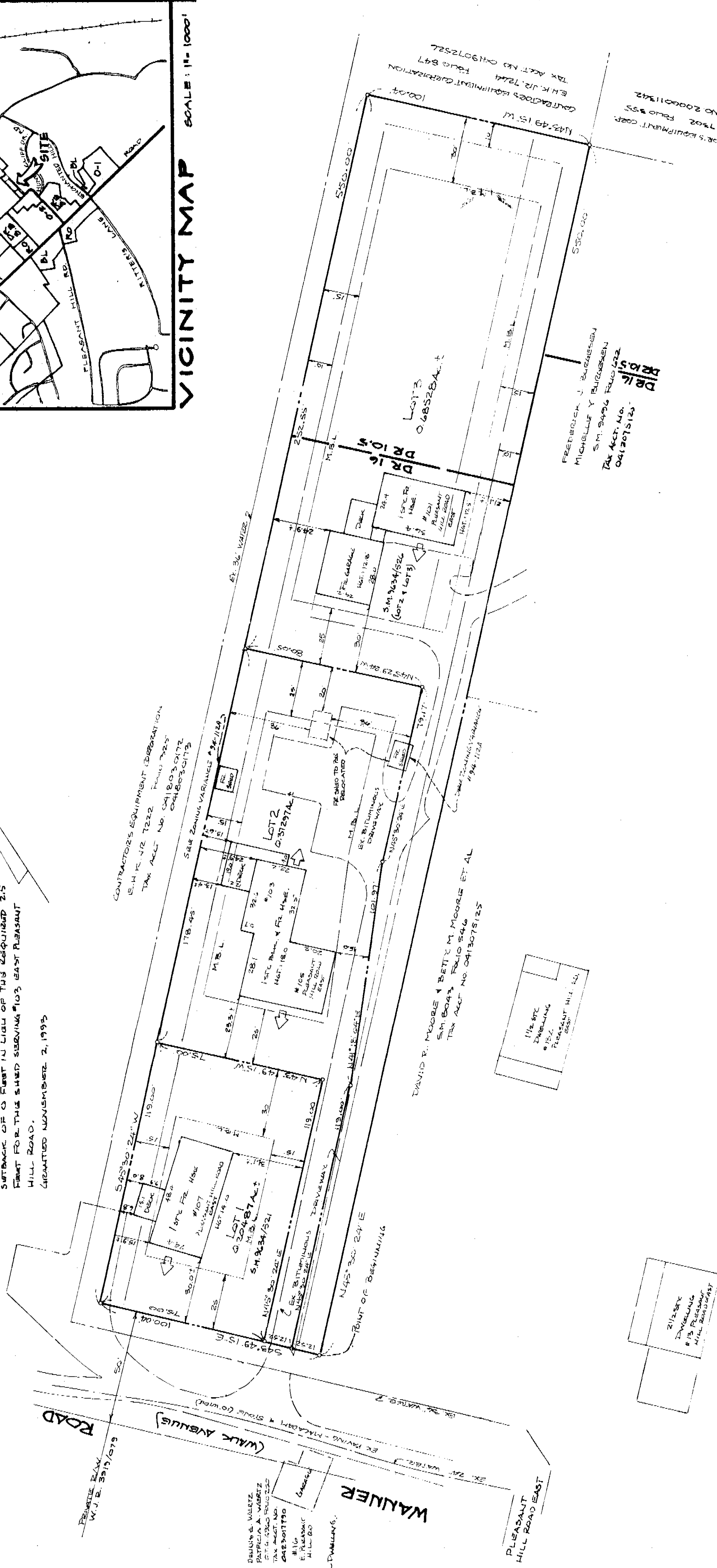


ZONING HISTORY :

#91-135-MF MINOR SUBDIVISION - 2 LOTS APPROVED 1/14/93
#94-112A VARIANCE REQUESTING RELIEF FROM SECTION 400.1
OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)
TO PERMIT TWO ACCESSORY STRUCTURES IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR YARD, AND A SIDE YARD
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 2'5
FEET FOR THIS SHED SERVING #103 EAST PLEASANT
HILL ROAD.
GRANTED NOVEMBER 2, 1993



VICINITY MAP SCALE: 1" = 1000'



PETITIONERS
EXHIBIT NO. 1

PLAT TO ACCOMPANY ZONING PETITION
THE FREDERICK BURGESEN PROPERTY

4TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY MARYLAND
SEPTEMBER 22, 1994
SCALE 1" = 30'



OWNERS: FREDERICK J. BURGESEN
MICHELLE Y. BURGESEN
SM 9634/521 & SM 9634/522
TAX ACCT. NO. 2200015421 & 2200015422

A.L. SNYDER
SUBMITTER, INC.
1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(410) 239-7749
1-800-286-9695

95-110-SP-HA